

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, September 5, 2019** at **7 PM** at the RiverMills Senior Center, Classroom 30, 5 West Main St. Chicopee, MA 01020

**Meeting was brought to order at 7:02 PM.**

### Planning Board Attendance

Member	Present	Absent	Excused
Cynthia Labrie, Chair	<b>X</b>		
Tom Reniewicz, Vice Chair	<b>X</b>		
Melissa St. Germain, Clerk	<b>X</b>		
Ronald Czelusniak			<b>X</b>
Michael Sarnelli			<b>X</b>
Saulo DePaula	<b>X</b>		

### Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot	<b>X</b>		
Assistant Planner	Patrick McKenna			<b>X</b>
Development Manager	James Dawson	<b>X</b>		
Associate Planner	Nathan Moreau			<b>X</b>

**ITEM 1: Zone Change** from Residential A to Business A for approximately 8,285 SF of property at 415 East St. for the purpose of allowing a car dealership. Applicant: C & H Investments, 40 Emily Lane, Belchertown, MA 01007

**Notes:** The Applicant explained his petition. Staff noted that the property was split zoned and it is the City's objective to reduce split zoned properties whenever possible. Staff also noted that the Zone Change of the property to all Business A would not constitute a spot zone. The Board voted to recommend approval of the Zone Change request to the City Council.

Motion to recommend approval was made by Thomas Reniewicz and seconded by Saulo DePaula. Vote was 4-0 to recommend approval to the City Council.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	<b>X</b>			
Tom Reniewicz, Vice Chair	<b>X</b>			
Melissa St. Germain, Clerk	<b>X</b>			
Saulo DePaula	<b>X</b>			

**ITEM 2: Preliminary Site Plan** for the construction of an approximately 2,340 SF Florence Bank and associated site improvements. Location: 705 Memorial Dr. Applicant: Florence Bank c/o Mark Cavanaugh, 85 Main St., Florence, MA 01062

**Notes:** The site for this project is the former Huke Lau Restaurant on Memorial Drive. The Applicant presented the plans to the Board and reviewed the SPRAC comments. Staff reminded the Board that this was a Preliminary Plan and all SPRAC comments should be addressed in the Definitive Plans. The Board approved the Preliminary Plans with the condition that all SPRAC comments be addressed in the Definitive Plans.

Motion to approve with conditions was made by Cynthia Labrie and seconded by Thomas Reniewicz. Vote was 4-0 to approve the Preliminary Plans with conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	<b>X</b>			
Tom Reniewicz, Vice Chair	<b>X</b>			
Melissa St. Germain, Clerk	<b>X</b>			
Saulo DePaula	<b>X</b>			

**ITEM 3: Waiver of Frontage** from Chapter 275-53 to allow 186 Arcade St. which consists of one living unit plus an in-law apartment to be converted to a legal two-family house on a reduced size lot with frontage from 100' to 75'. Applicant: Ronald & Luz Eichstaedt, 126 Peace St. Chicopee, MA 01013

**Notes:** The Applicants presented their petition and explained that the house was a single-family house with an attached in-law apartment that has a second egress but needs a separate electrical service. They presented photos of the property and a petition signed by several abutters who were in favor of the Waiver. Staff reminded the Board that they were tasked with determining if the waiver was in the public interest and if safe and adequate access could be provided to and from the property if the waiver was approved. Staff also noted that the Applicant was also required to obtain a Variance from the ZBA and would be responsible for providing four parking spaces on the property if the Waiver and Variance was granted and the property became a legal two-family dwelling. It was the Board's opinion that safe and adequate access could be provided and since the Applicant had a petition signed by several abutters in favor of the waiver they determined that the waiver was not opposed by the neighbors. The Board voted to approve the waiver.

Motion to approve was made by Cynthia Labrie and seconded by Saulo DePaula. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**ITEM 4a: ANRs** – Granby Road – Joseph Bobek

**Notes:** Staff explained the ANR to the Board noting it would not create any nonconformities.

Motion to approve was made by Thomas Reniewicz and seconded by Cynthia Labrie. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**ITEM 4b: ANRs** – Formerly Polina Street – City of Chicopee

**Notes:** Staff explained the ANR noting it was associated with the planned improvements to Fuller Road.

Motion to approve was made by Cynthia Labrie and seconded by Melissa St. Germain. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**ITEM 4c: ANRs** – Fuller Road next to Morton Brook – City of Chicopee

**Notes:** Staff explained the ANR noting it was associated with the planned improvements to Fuller Road.

Motion to approve was made by Cynthia Labrie and seconded by Saulo DePaula. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**ITEM 5: Minutes** from August 1, 2019

Motion to approve was made by Thomas Reniewicz and seconded by Cynthia Labrie. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**ITEM 6: New Business/Discussion**

- Chicopee Sports Center letter requesting extension of Definitive Plan submittal.

**Notes:** The Applicant submitted a letter requesting an extension of the amount of time allotted from the approval a Preliminary Plan to the submittal of a Definitive Plan. Staff explained the Applicant is dealing with several issues that have delayed the project and supports the request. The Board voted to approve the extension request.

Motion to approve was made by Melissa St. Germain and seconded by Thomas Reniewicz. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**ITEM 7: Adjournment** – Next meeting October 3, 2019

Motion to adjourn was made by Cynthia Labrie and seconded by Thomas Reniewicz. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Saulo DePaula	X			

**Meeting adjourned at 8:02 PM.**